

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 27 |        | RUSSELL PL, ARLINGTON |

## OWNERSHIP

|           |                   |            |
|-----------|-------------------|------------|
| Owner 1:  | YEGULALP ALI      | Prim       |
| Owner 2:  |                   | Prim       |
| Owner 3:  |                   | Prim       |
| Street 1: | 6 FARMLEIGH COURT |            |
| Street 2: | CASTLEKNOCK       |            |
| Twn/City: | DUBLIN IRELAND    |            |
| St/Prov:  | Cntry             | Own Occ: N |
| Postal:   | D15 H2K6          | Type:      |

## PREVIOUS OWNER

|           |                    |       |  |
|-----------|--------------------|-------|--|
| Owner 1:  | YEGULALP ALI & -   |       |  |
| Owner 2:  | HAMILTON SIOBHAN - |       |  |
| Street 1: | 37 BRANTWOOD RD    |       |  |
| Twn/City: | ARLINGTON          |       |  |
| St/Prov:  | MA                 | Cntry |  |
| Postal:   | 02476              |       |  |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 2280 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R6   | APTS LOW    | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |   |
|--------------|---------|--------------|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 |
|--------------|---------|--------------|---|

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value     |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 102                     | 0.000     | 873,100                        |            |            | 873,100         |
|                         |           |                                |            |            |                 |
|                         |           |                                |            |            |                 |
| Total Card              | 0.000     | 873,100                        |            |            | 873,100         |
| Total Parcel            | 0.000     | 873,100                        |            |            | 873,100         |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 382.94     | /Parcel: 382.94 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 102 | FV  | 873,100    | 0         | .         |            | 873,100     |               | Year end      | 12/23/2021 |
| 2021   | 102 | FV  | 857,900    | 0         | .         |            | 857,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 102 | FV  | 842,800    | 0         | .         |            | 842,800     | 842,800       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 794,300    | 0         | .         |            | 794,300     | 794,300       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 723,000    | 0         | .         |            | 723,000     | 723,000       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 648,800    | 0         | .         |            | 648,800     | 648,800       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 648,800    | 0         | .         |            | 648,800     | 648,800       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 621,900    | 0         | .         |            | 621,900     | 621,900       | Year End Roll | 12/11/2014 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

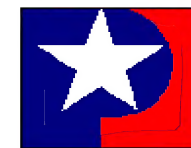
| Date      | Result      | By  | Name        |
|-----------|-------------|-----|-------------|
| 3/2/2021  | Mail Update | JO  | Jenny O     |
| 9/27/2017 | Measured    | DGM | D Mann      |
| 2/3/2004  | Inspected   | BR  | B Rossignol |
|           |             |     |             |
|           |             |     |             |
|           |             |     |             |
|           |             |     |             |
|           |             |     |             |
|           |             |     |             |
|           |             |     |             |

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_

[illegible]

|            |  |        |  |
|------------|--|--------|--|
| Spl Credit |  | Total: |  |
|------------|--|--------|--|

|            |           |         |
|------------|-----------|---------|
| APPAISED:  | 873,100 / | 873,100 |
| USE VALUE: | 873,100 / | 873,100 |
| ASSESSED:  | 873,100 / | 873,100 |



**Patriot**  
Properties Inc.

## USER DEFINED

|                |       |
|----------------|-------|
| Prior Id # 1:  | 34812 |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| Prior Id # 1:  |       |
| Prior Id # 2:  |       |
| Prior Id # 3:  |       |
| ASR Map:       |       |
| Fact Dist:     |       |
| Reval Dist:    |       |
| Year:          |       |
| LandReason:    |       |
| BldReason:     |       |
| CivilDistrict: |       |
| Ratio:         |       |
|                |       |
|                |       |

|               |       |                |     |
|---------------|-------|----------------|-----|
| Type:         | 8     | - Condo TnHs.  |     |
| Sty Ht:       | 2H    | - 2 & 1/2 Sty  |     |
| (Liv) Units:  | 1     | Total:         | 1   |
| Foundation:   | 1     | - Concrete     |     |
| Frame:        | 1     | - Wood         |     |
| Prime Wall:   | 2     | - Clapboard    |     |
| Sec Wall:     | 1     | - Wood Shingl  | 20% |
| Roof Struct:  | 1     | - Gable        |     |
| Roof Cover:   | 1     | - Asphalt Shgl |     |
| Color:        | CREAM |                |     |
| View / Desir: |       |                |     |

|           |   |         |           |
|-----------|---|---------|-----------|
| Full Bath | 2 | Rating: | Very Good |
| A Bath:   |   | Rating: |           |
| 3/4 Bath: |   | Rating: |           |
| A 3QBth   |   | Rating: |           |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth:   |   | Rating: |           |
| OthrFix:  |   | Rating: |           |

## GENERAL INFORMATION

|                      |             |
|----------------------|-------------|
| Grade: B- - Good (-) |             |
| Year Blt: 2003       | Eff Yr Blt: |
| Alt LUC:             | Alt %:      |
| Jurisdict: G5        | Fact: .     |
| Const Mod:           |             |
| Lump Sum Adj:        |             |

| OTHER FEATURES |   |         |           |
|----------------|---|---------|-----------|
| Kits:          | 1 | Rating: | Very Good |
| A Kits:        |   | Rating: |           |
| Frpl:          | 1 | Rating: | Very Good |
| WSFlue:        |   | Rating: |           |

## CONDO INFORMATION

|              |             |
|--------------|-------------|
| Location:    |             |
| Total Units: |             |
| Floor:       |             |
| % Own:       | 3.585000038 |
| Name:        |             |

## RESIDENTIAL GRID

| 1st Res Grid |    | Desc: Line 1 |    |        |   |          |    |      |    |    |   | # Units 1 |  |
|--------------|----|--------------|----|--------|---|----------|----|------|----|----|---|-----------|--|
| Level        | FY | LR           | DR | D      | K | FR       | RR | BR   | FB | HB | L | O         |  |
| Other        |    |              |    |        |   |          |    |      |    |    |   |           |  |
| Upper        |    |              |    |        |   |          |    |      |    |    |   |           |  |
| Lvl 2        |    |              |    |        |   |          |    |      |    |    |   |           |  |
| Lvl 1        |    |              |    |        |   |          |    |      |    |    |   |           |  |
| Lower        |    |              |    |        |   |          |    |      |    |    |   |           |  |
| Totals       |    | RMs: 6       |    | BRs: 3 |   | Baths: 2 |    | HB 1 |    |    |   |           |  |

## INTERIOR INFORMATION

|               |     |              |      |
|---------------|-----|--------------|------|
| Avg Ht/FL:    | STD |              |      |
| Prim Int Wal  | 2   | - Plaster    |      |
| Sec Int Wall: |     |              | %    |
| Partition:    | T   | - Typical    |      |
| Prim Floors:  | 3   | - Hardwood   |      |
| Sec Floors:   | 4   | - Carpet     | 50 % |
| Bsmnt Flr:    | 12  | - Concrete   |      |
| Subfloor:     |     |              |      |
| Bsmnt Gar:    | 2   |              |      |
| Electric:     | 3   | - Typical    |      |
| Insulation:   | 3   | - Typical    |      |
| Int vs Ext:   | S   |              |      |
| Heat Fuel:    | 2   | - Gas        |      |
| Heat Type:    | 15  | - H.V.A.C    |      |
| # Heat Sys:   | 1   |              |      |
| % Heated:     | 100 | % AC:        | 100  |
| Solar HW:     | NO  | Central Vac: | NO   |
| % Com Wal     |     | % Sprinkled  |      |

| DEPRECIATION |                |       |
|--------------|----------------|-------|
| Phys Cond:   | VG - Very Good | 4.8 % |
| Functional:  |                | %     |
| Economic:    |                | %     |
| Special:     |                | %     |
| Override:    |                | %     |
|              | Total:         | 4.8 % |

## CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 250.00     |
| Size Adj.:         | 0.76315790 |
| Const Adj.:        | 1.04469740 |
| Adj \$ / SQ:       | 199.317    |
| Other Features:    | 68298      |
| Grade Factor:      | 1.21       |
| NBHD Inf:          | 1.45000005 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 917150     |
| Depreciation:      | 44023      |
| Depreciated Total: | 873127     |

## REMODELING

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 6   | 3   |    |
|         |     |     |    |
|         |     |     |    |
|         |     |     |    |
| Totals  |     |     |    |
| 1       | 6   | 3   |    |

## MOBILE HOME

|       |  |        |  |          |  |       |  |        |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial # |  | Year: |  | Color: |  |
|-------|--|--------|--|----------|--|-------|--|--------|--|

### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val    |
| Juris. Factor:    | 1.00      | Before Depr: | 349.70 |            |
| Special Features: | 0         | Val/Su Net:  | 382.94 |            |
| Final Total:      | 873100    | Val/Su SzAd  | 382.94 |            |

## SUB AREA

| Code               | Description     | Area - SQ | Rate - AV    | Undepr Value |
|--------------------|-----------------|-----------|--------------|--------------|
| GLA                | Gross Liv Ar    | 2,280     | 199.320      | 454,440      |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
|                    |                 |           |              |              |
| Net Sketched Area: |                 | 2,280     | Total:       | 454,440      |
| Size Ad            | 2280 Gross Area |           | 2280 FinArea | 2280         |

### SUB AREA DETAIL

|   | Sub<br>Area | %<br>Usbl | Descrip | %<br>Type | Qu | # Ten |
|---|-------------|-----------|---------|-----------|----|-------|
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
|   |             |           |         |           |    |       |
| 3 |             |           |         |           |    |       |
| 0 |             |           |         |           |    |       |

**IMAGE**

**AssessPro** Patriot Properties, Inc

